

\$10 - 11, 39207 Range Road 271, Rural Red Deer County

MLS® #A2163557

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 2.61 Acres

Blindman Industrial Park, Rural Red Deer
County, Alberta

This 12,500 SQ FT STAND ALONE SHOP w/
2 offices, common area, 3 baths, NEWLY
RENOVATED (approximately 1,000 sq ft) and
developed in the north-west corner, allowing
for over featuring 2.61 ACRES of FENCED,
COMPACTED GRAVEL YARD! Gravelled
front drive for customer/ employee parking,
NEW LED SHOP LIGHTS, New office flooring,
fresh paint , SEALED FLOOR with separate
shop & sewer sumps, Located in the NEW
BLINDMAN INDUSTRIAL AREA- Featuring
125'x100' long building with
4-14'x16' DRIVE-THRU BAYS at the
front, 6-14'X16'H bay doors at the back, TEN
bay doors in total. Operations costs of
\$3.69/PSF operating cost puts the total
monthly asking price for this bay at
\$14,260.42/month. Decent drive-around
access provided by drive-thru gate on east
side of the property. Visit REALTORS®
website for more details on this great
stand-alone shop in Red Deer County. BSI
ZONED, lots of flexibility to operate your
business from this space.

Built in 2000

Essential Information

| | |
|-----------|----------|
| MLS® # | A2163557 |
| Price | \$10 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| Acres | 2.61 |
| Year Built | 2000 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 11, 39207 Range Road 271 |
| Subdivision | Blindman Industrial Park |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 2M4 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

Interior

| | |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

Exterior

| | |
|--------------|-----------------|
| Roof | Metal |
| Construction | Metal Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | September 9th, 2024 |
| Days on Market | 333 |
| Zoning | BSI |

Listing Details

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|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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